

MINUTES

City of Carrollton Mayor and Council Meeting

February 1, 2010

6:00 p.m.

**Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia**

Prior to the meeting being called to order, Carroll County Probate Judge Betty Cason administered the Oath of Office to re-elected Councilmember Gerald Byrd and newly elected Councilmember Mike Patterson.

I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, February 1, 2010 at 6:00 p.m. at the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Pro-Tem Mandy Maierhofer called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Mayor Pro-Tem Mandy Maierhofer, and Councilmember Mike Patterson. (Mayor Garner absent).

Prior to the Invocation, Mayor Pro-Tem Maierhofer announced that she would be presiding over the meeting in Mayor Garner's absence. Mayor Pro-Tem Maierhofer stated that she had spoken with Mayor Garner and wanted his sentiments and deepest gratitude expressed to City Employees and to everyone for all the acts of kindness shown to him and the Garner family during the recent loss of his daughter, Molly.

II. INVOCATION

Councilmember Byrd offered the invocation.

III. OATH OF OFFICE: (Gerald Byrd and Mike Patterson)

Clerk's Note: The Oath of Office was administered by Carroll County Probate Judge Betty B. Cason to newly elected Councilmember Mike Patterson and re-elected Councilmember Gerald Byrd prior to Mayor Pro-Tem Maierhofer calling the meeting to order.

IV. MINUTES (November 2, 2009) (December 2, 2009) (December 18, 2009)

Motion by Councilmember Byrd, seconded by Councilmember Balega to approve the Minutes of the November 2, 2009 meeting of the Mayor and Council; Motion by Councilmember Patterson, seconded by Councilmember Byrd to approve the Minutes of the December 2, 2009 meeting of the Mayor and Council; Motion by Councilmember Byrd, seconded by Councilmember Balega to approve the Minutes of the December 18 2009 meeting of the Mayor and Council. Motions passed (4-0). (Mayor Garner absent).

V. ITEMS OF DISCUSSION

- 1. Annexation/Rezoning Request: Annex/Rezone from County to
PD (Planned Development)
Property Location: 1321 & 1345 Lovvorn Rd.
Petitioner: Marty Orr on behalf of Prime Interest
Acquisition Land Development**

A public hearing was held to receive citizen input from petitioner Marty Orr on behalf of Prime Interest Acquisition Land Development to annex and rezone property located at 1321 and 1345 Lovvorn Road from County to PD (Planned Development). Planning & Zoning Administrator Charles Griffin advised that the

Planning Commission has recommended approval of the annexation/rezoning request to annex and rezone the 14.78 acre-tract from County to PD (Planned Development) for the purpose of developing a 225-unit student housing project with several conditions.

At this time Mayor Pro-Tem Maierhofer opened the public hearing to receive citizen input on the matter. Those speaking opposed: Ms. Bobbie Brown of 80 Riverside Drive advised that her property is in close proximity to the proposed development. Ms. Brown expressed concerns regarding the clutter that the new construction would cause and noted that there is already enough student housing. Ms. Brown also expressed concerns of water run-off from the development. Those speaking in favor: Mr. Doug Crawford of Crawford and Associates advised that he served as a consultant on the project. Mr. Crawford stated that there had been discussions with the petitioner based on the Planning Commission's recommendations (conditions) regarding the traffic issues. Mr. Crawford stated that discussions concluded that it would be necessary in the future for that portion of Lovvorn Road to carry 18,000 to 20,000 vehicles per day. In addition, it was determined to recommend to the City Council that the intersections involving Brumbelow Road and Beulah Church Road be upgraded at a cost of \$250,000 to \$300,000 each. Councilmember Balega inquired to decel/acceleration lane and the need for a traffic study. Mr. Crawford noted that several Councilmembers had made it known that they wanted a feasibility and traffic study performed to address concerns of potential impact of growth on the area. Councilmember Patterson agreed that a traffic study and a market study (including projected rents and projected income) would be needed. Assistant City Manager Grizzard noted that the Planning Commission had already included in their recommendation that a traffic study (with a traffic engineer of the City choosing) be performed to Carrollton's standards. Councilmember Patterson noted it would also be beneficial to have a market study to determine if the information the study reveals supports the project as it has been presented. Following a brief conversation, **Motion by Councilmember Patterson, seconded by Councilmember Balega to table the matter until the next meeting of the Mayor and Council and require a market study be performed before consideration is given on the item again. Motion passed (4-0). (Mayor Garner absent).**

2. Consideration of Installation of Bicycle Lane on Bradley and South Street

City Manager Coleman advised that at Council's request, staff contracted for a conceptual design for installation of a bicycle lane connecting the University of West Georgia and the Downtown Square. CM Coleman explained a breakdown of the project as follows:

Breaking the design down by sections:

- Starting from the intersection of West Georgia Drive and South Street, continuing east on South Street to Burson Avenue no alterations to the road are necessary other than stripping indicating the bicycle lane.
- Continuing east on South Street from Burson Avenue to Maple Street, South Street will have to be widened to accommodate the bicycle lane. We do not have a firm cost estimate for this section at this time, but do expect the cost to be considerable, as this is the most expensive section of the project.
- Continuing from the intersection of South Street and Maple Street, east on South Street to the intersection at Bradley Street no road alterations are necessary other than stripping indicating the bicycle lane. Traffic experts indicate that a side benefit will also come with this design, as it will have a narrowing effect on this portion of South Street that will assist in slowing down speeding traffic, while not impeding normal traffic flow or posted speed limits.
- Continuing from the intersection of South Street and Bradley Street, north on Bradley Street to the Square the street itself will not require alteration, **but does require the removal all parking spaces (both sides of the street) in order to accommodate the bicycle lanes.**

CM Coleman noted that a cost estimate for the entire project has been projected by Doug Crawford of Georgia and West, Inc., at approximately \$683,000.

Councilmember Balega suggested the possibility of only extending the lane to one side of the roadway as it runs down Bradley Street. Mr. Doug Crawford of Crawford and Associates advised that safety issues would require that bikers go with the flow of traffic, thus requiring a lane on both side of the road. CM Coleman reiterated that a positive aspect of the project would be that it would effectively narrow

some roads and narrower streets/roads tend to reduce the speed of drivers. There was no further discussion regarding the matter.

3. Update: NSP Program

CM Coleman presented an update to the Mayor and Council on the City of Carrollton Neighborhood Stabilization Program (CCNSP). P&Z Administrator Charles Griffin explained to those in attendance the qualifications for participation in the program. Councilmember Byrd inquired to specifics about the program. PZA Griffin noted that low, moderate, and middle income homebuyers will be eligible to purchase the NSP homes. The City acting through the CNSP has and will continue to purchase foreclosed properties in targeted areas, and sell the properties to qualifying homebuyers. To qualify as a homebuyer, the gross income of all persons living in the household may not exceed certain limits as prescribed by the grant. CM Coleman was pleased to report that the first participants in the program had closed on their property the previous Friday (January 29, 2010). CM Coleman shared that the program allowed the family to purchase a nice home at a considerably reduced rate. PZA Griffin stated that the City is still accepting applications for the program, and encouraged anyone interested in learning more about the program to phone City Hall, Ms. Dana Edwards of the Carrollton Housing Authority or the West Metro Board of Realtors.

4. Update: Valley Circle

CM Coleman provided a summary of the Valley Circle Substantially Damaged Structures Grant Application which was completed to assist the residents of Valley Circle whose homes were damaged or destroyed during recent flooding. CM Coleman noted that the grant program was funded by FEMA and managed by GEMA, and the City could participate by offering a match up-to 15% of the project cost. CM Coleman stated that preliminary estimates indicate the cost to purchase and demolish the 14 (fourteen) properties to be roughly one million dollars. CM Coleman reported that if purchased, the long-term use of the property would be for Greenspace. CM Coleman advised that a breakdown for the funding via the grant application is as follows:

- 75% FEMA
- 10% State (Governor Perdue has pledged 10% of State funds for the project)

CM Coleman advised that the Substantially Damaged Acquisition Program is 100% voluntary and the request for approval of the local match up-to 15% (approximately \$150,000) from the City would come later if the grant was approved by FEMA. Councilmember Byrd made inquiries regarding the program and expressed appreciation to City staff and encouraged other Councilmembers to visit the area and speak with the Valley Circle residents. City Staff will keep the Mayor and Council up-to-date on the status of this project.

5. Consideration of Street Signage Change (University of West GA Campus)

CM Coleman advised the Mayor and Council that he had met with students from the University of West Georgia regarding a request to change the street signage at the campus to the school color of blue and that the school logo (wolf) be incorporated into the signs, along with the street names. CM Coleman informed the Mayor and Council that UWG administration and President Sethna were very supportive of the student-led initiative with the project. In addition, CM Coleman advised that Commission Chairman Bill Chappell is in support of the project and is willing to allow the County's Sign Shop to make the street signs and that if the Mayor and Council approve the request, City crews could install the signs. Student representative Sean Lindo spoke to the Mayor and Council on behalf of the matter.

Motion by Councilmember Byrd, seconded by Councilmember Patterson to approve street signage change at University of West Georgia as presented. Motion passed (4 – 0). (Mayor Garner absent).

6. Appointments: Planning Commission (2)

Motion by Councilmember Byrd, seconded by Councilmember Balega, to reappoint Mary Covington and Sandra (Penny) Houston to additional terms on the Planning Commission (new terms expiring 12/31/12). Motion passed (4-0). (Mayor Garner absent).

7. Appointments: Main Street (4)

Motion by Councilmember Byrd, seconded by Councilmember Balega to appoint Jacqueline Dost to a term on the Main Street Board (new term expires 12/31/12). Motion passed (4-0). (Mayor Garner absent).

Motion by Councilmember Balega, seconded by Councilmember Patterson, to reappoint Cristi Hanson Phommasith, Pam Reynolds, and Chad Houck to additional terms on the Main Street Board (new terms expiring 12/31/12). Motion passed (4-0). (Mayor Garner absent).

8. Appointment: Payroll Development Authority (1)

Motion by Councilmember Byrd, seconded by Councilmember Patterson, to reappoint Tim Warren to an additional term on the Payroll Development Authority. (new term expiring 12/31/12). Motion passed (4-0). (Mayor Garner absent).

9. Appointments: Redevelopment Authority (2)

Motion by Councilmember Balega, seconded by Councilmember Patterson, to reappoint Dr. Richard Larkin and John Bryan to an additional term on the Redevelopment Authority. (new terms expiring 12/31/12). Motion passed (4-0). (Mayor Garner absent).

VI. CITIZEN COMMENTS

Mr. Tim Clark, 130 Fairway Drive expressed appreciation to City Manager Coleman, Assistant City Manager Grizzard and City crews for bringing resolve to the sewage issues on Fairway Drive. Mr. Clark also inquired about the Valley Circle properties and where the money would come from to clean up the properties. CM Coleman and PZA Griffin confirmed that the cost of the cleaning and clearing of the properties were included in the estimated one million dollar cost of the project.

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Mayor Pro-Tem Maierhofer congratulated PZA Charles “Chick” Griffin on his new position with the Carrollton Housing Authority as the Executive Director. Mayor Pro-Tem Maierhofer expressed appreciation for Mr. Griffin’s hard work with the City and looked forward to working with him as the Housing Authority’s Executive Director. Mayor Pro-Tem Maierhofer congratulated newly elected Councilmember Patterson.

Councilmember Gerald Byrd expressed appreciation to CM Coleman and to ACM Grizzard for their efforts with the Valley Circle residents. Councilmember Byrd welcomed Councilmember Patterson to the Council.

VIII. CITY MANAGER ANNOUNCEMENTS

CM Coleman expressed appreciation to PZA Griffin for his hard work and efforts.

IX. ADJOURN

There being no further business to address, Mayor Pro-Tem Maierhofer adjourned the meeting at 7:14 p.m.